



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ♦ Ellicott City, Maryland 21043 ♦ 410-313-2350

Marsha S. McLaughlin, Director

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TECHNICAL STAFF REPORT
Planning Board Meeting of September 18, 2014

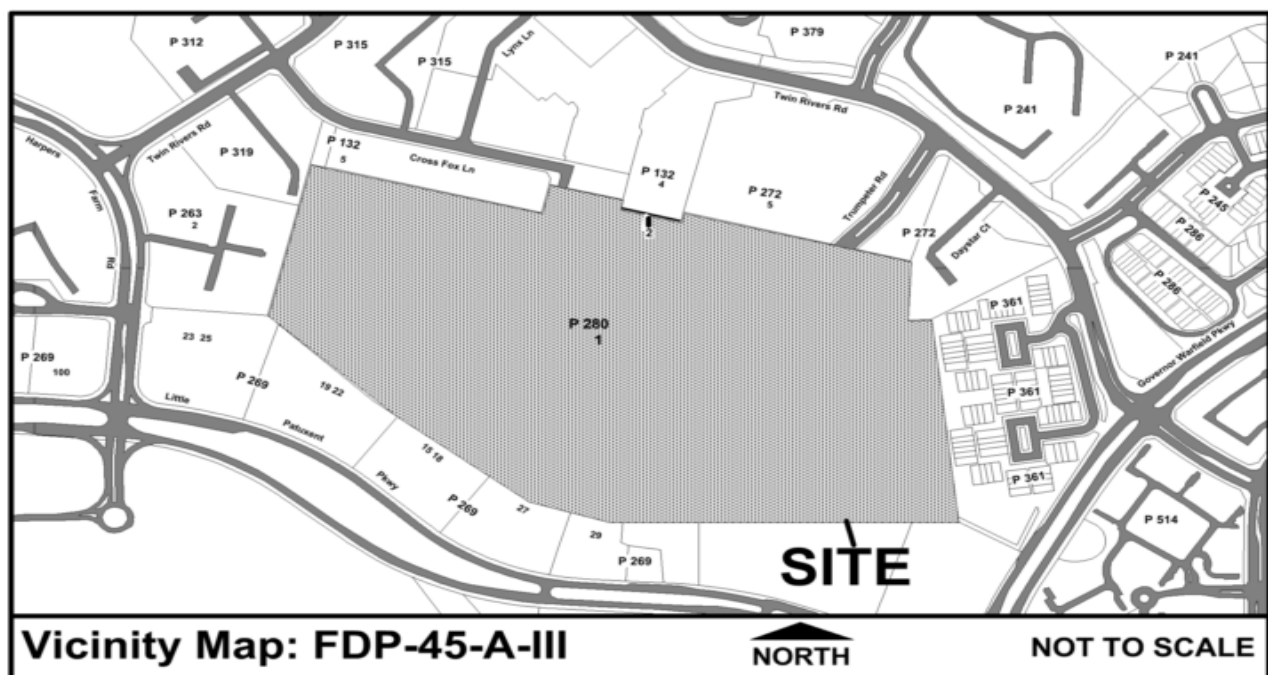
Case No./Petitioner: Final Development Plan 45-A-III, Howard Hughes Corporation, Petitioner
Howard County Public School System, Owner

Project Name: Village of Wilde Lake, Section 11, Area 1, Lots 1 and 2 (Village of Wilde Lake
Middle and Senior High School Site)

Request: The request is for approval of Final Development Plan (FDP) 45-A-III, which is an amendment to the previously approved and recorded Final Development Plan. The purpose of this amendment is to amend the credited and non-credited open space land use acreages by converting 1 acre of credit open space to non-credited open space for a new school parking lot. This FDP amendment shall be considered by the Planning Board at a public meeting in accordance with Section 125.0.D.2 of the Zoning Regulations.

Location: The subject site is identified as "Village of Wilde Lake, Section 11, Area 1" on Tax Map 29, Grid 24, Parcel 280, Lots 1 and 2 is located on the south side of Cross Fox Lane, also known as 10481 Cross Fox Lane, in the Fifth Election District of Howard County.

DPZ Recommendation: **Approval**, subject to compliance with any comments from the Planning Board. No outstanding comments were received from reviewing agencies regarding this FDP amendment.



Vicinal Properties:

To the south of the property are commercially zoned properties.
 To the west are residential apartment complexes.
 To the north are tennis courts and the Village of Wilde Lake community hall and pool owned by the Columbia Association, and the Wilde Lake Interfaith Center.
 To the east are residential apartment complexes.

Site History:

FDP-45: recorded on August 28, 1968 as plat book 16, folio 21.
 FDP-45-A: recorded on November 29, 1968 as plat book 16, folio 62 corrected errors in computations for open space area.
 FDP-45-A-I: recorded on October 2, 1996 as plat book 3054A, folio 1568 adjusted the percent of land devoted to open space land use and updated the section designation in the criteria.
 FDP-45-A-II: recorded on November 14, 2003 as plat 16318 amended the criterion to include parking to support an adjacent New Town Employment Center – New Town Commercial site as a permitted land use and to revise the percentage of credited and non-credited open space acreages.

Site Analysis:

Open Space Lots 1 and 2 contain the Village of Wilde Lake Middle and High Schools, portable classrooms, athletic fields, parking and SWM features. In addition, a small portion of Open Space Lot 1 contains a small parking area for the adjacent Parcel 27.

Proposed amendment is as follows:

- To convert 1 acre of credit open space to non-credited open space to support the establishment of a new school parking lot. All lands approved and credited as open space use on Final Development Plans in the NT District shall not include parking lots, streets or rights-of-way in accordance with Section 125.0.A.8.e(1) and (2) of the Zoning Regulations.

The open space land use tabulation chart shall change as the following on the FDP:

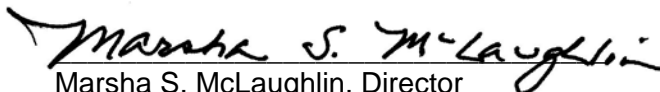
Land Use Designations	Present FDP-45-A-II	Amended FDP-45-A-III	Acreage Change
Open Space Credited	45.771 acres	44.771 acres	(1.0 acre)
Open Space Non-Credited	6.529 acres	7.529 acres	+ 1.0 acre
TOTAL	52.300 acres	52.300 acres	No change

SRC Action: By letter dated September 8, 2014, the Department of Planning and Zoning determined that this FDP amendment is technically complete.

Please note that this file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

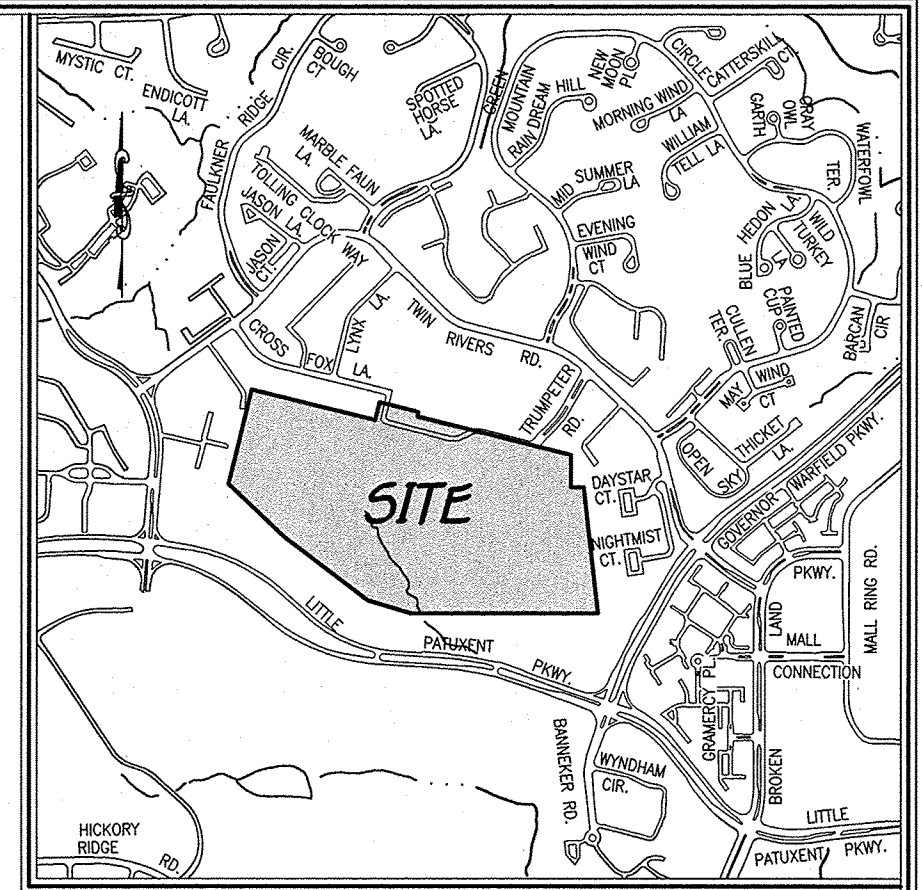
Recommendation:

The Department of Planning and Zoning recommends that the Planning Board approve this FDP amendment.


 Marsha S. McLaughlin, Director
 Department of Planning and Zoning

9/8/14
 Date

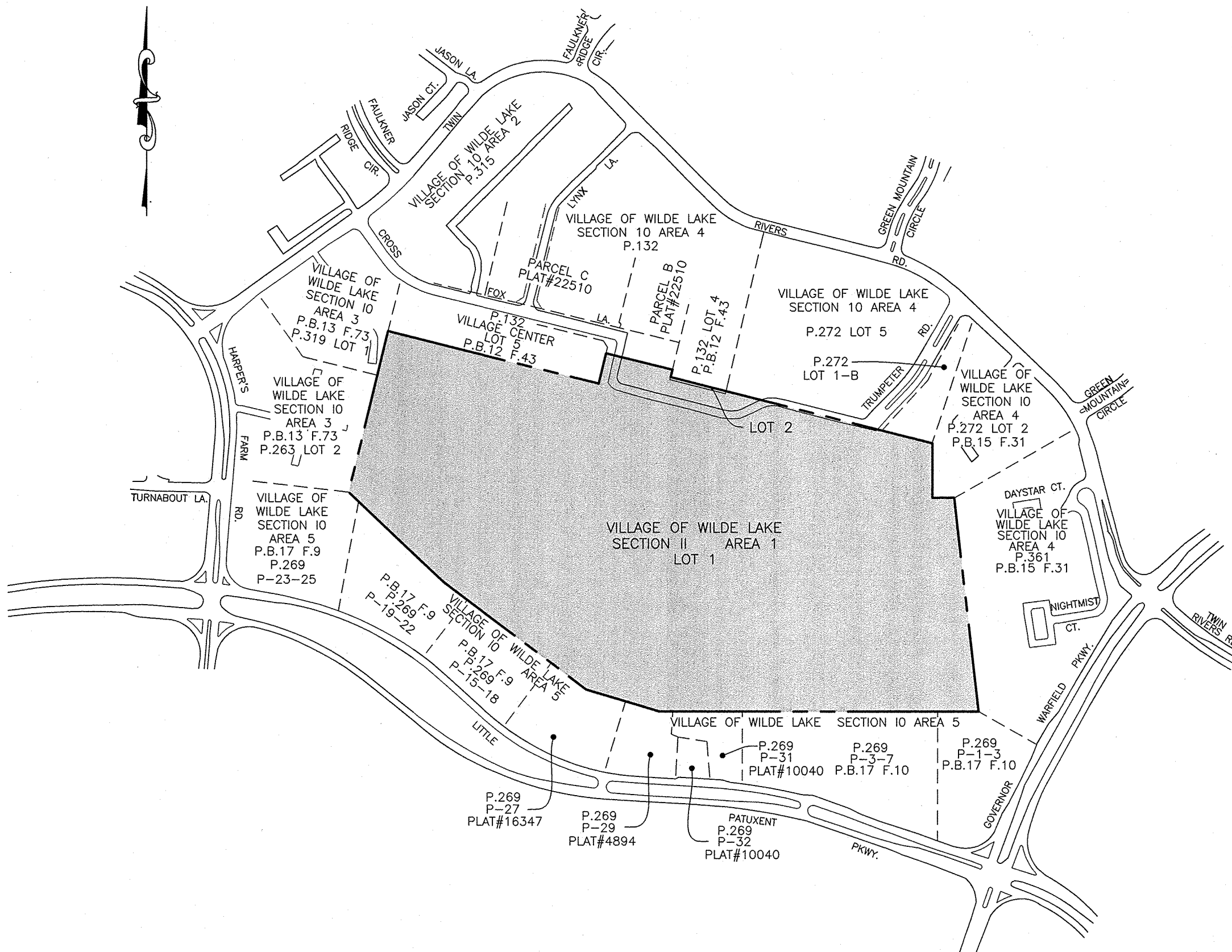
VILLAGE OF WILDE LAKE
MIDDLE - SR. HIGH SCHOOL SITE
SECTION 11 AREA 1
FINAL DEVELOPMENT PLANS



VICINITY MAP
SCALE : 1" = 1200'

SUMMARY OF AMENDMENTS

- PHASE 45-A: AMENDS SHEETS 2, 3 AND 4 OF 4. PURPOSE IS TO CORRECT ERRORS IN COMPUTATIONS FOR OPEN SPACE AREA.
- PHASE 45-A-I: AMENDS SHEETS 2, 3 AND 4 OF 4. PURPOSE IS TO ADJUST THE PERCENT OF LAND DEVOTED TO OPEN SPACE LAND USE AND TO UPDATE SECTION DESIGNATIONS IN CRITERIA.
- PHASE 45-A-II: AMENDS SHEETS 2, 3 AND 4 OF 4. PURPOSE IS TO AMEND CRITERION 7 TO INCLUDE PARKING TO SUPPORT AN ADJACENT NT EMPLOYMENT CENTER - NEW TOWN COMMERCIAL SITE AS PERMITTED LAND USE. TO REVISE THE PERCENTAGE OF CREDITED OPEN SPACE TO 87.5% AND TO SUBTRACT 0.484 ACRE FROM CREDITED OPEN SPACE AND ADDING 0.484 ACRE TO NON-CREDITED OPEN SPACE TABULATIONS.
- PHASE 45-A-III: PURPOSE IS TO CHANGE 6.529 AC. OF NON-CREDITED OPEN SPACE TO 7.529 AC. OF NON-CREDITED OPEN SPACE LOT AND 45.771 AC. OF CREDITED OPEN SPACE TO 44.771 AC. OF CREDITED OPEN SPACE ON OPEN SPACE LOT 1. AMEND SHEET 2. PURPOSE IS TO AMEND THE TABULATION OF LAND USE CHART TO IDENTIFY THE CORRECT CREDITED OPEN SPACE AND NON-CREDITED OPEN SPACE AREAS TO BE CONSISTENT WITH THE AREAS SHOWN ON SHEET 4. 1 ACRE IS BEING CONVERTED FROM THE CREDITED OPEN SPACE TO NON-CREDITED OPEN SPACE TO SUPPORT THE ESTABLISHMENT OF A NEW SCHOOL PARKING LOT.



LOCATION MAP
SCALE : 1" = 400'

NOTE:

THIS AMENDED PLAT IS INTENDED TO SUPERCEDE SHEET 1 OF 4 OF AMENDED FINAL DEVELOPMENT PLAN PHASE FORTY-FIVE-A-II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT NO. 16318 ON NOVEMBER 14, 2003.

THE BOUNDARY OUTLINE SHOWN ON SHEETS 3 & 4 IS BASED ON THE AMENDED FINAL DEVELOPMENT PLAN PHASE FORTY FIVE A-II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLATS #16320 AND #16321

OWNER

HOWARD COUNTY PUBLIC SCHOOL SYSTEM
HARRIET TUBMAN BUILDING
8045 HARRIET TUBMAN LANE
COLUMBIA, MARYLAND 21044-3456

PETITIONER

HOWARD HUGHES CORP.
10221 WINCOPIN CIRCLE
SUITE 300
COLUMBIA, MARYLAND 21044-3456

RECORDED AS PLAT NUMBER _____
ON _____ AMONG THE
LAND RECORDS OF HOWARD COUNTY, MARYLAND

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461 - 2225

PREPARED AS TO SHEETS 1 TO 4
IN ACCORDANCE WITH THE ZONING REGULATIONS OF
HOWARD COUNTY, MARYLAND
ADOPTED OCTOBER 6, 2013
AND FOR REVISIONS SHOWN.

CHARLES J. GROVO, SR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10763

8/28/14
DATE

BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED AUGUST 10, 1965
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968
AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOVEMBER 11, 1972
AMENDED Z.B. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974
AMENDED Z.B. CASE 693 RESOLUTION APPROVED DECEMBER 20, 1976
AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPTEMBER 9, 1986
AMENDED Z.B. CASE 918 RESOLUTION APPROVED MARCH 17, 1992
AMENDED Z.B. CASE 939 RESOLUTION APPROVED NOVEMBER 19, 1992
AMENDED Z.B. CASE 969 RESOLUTION APPROVED OCTOBER 23, 1995
AMENDED Z.B. CASE 1031M RESOLUTION APPROVED FEBRUARY 5, 2004
AMENDED Z.B. CASE 1095M RESOLUTION APPROVED APRIL 19, 2012

HOWARD COUNTY PLANNING BOARD

H.C.P.B. Executive Secretary Date H.C.P.B. Chairman Date

VILLAGE OF WILDE LAKE
MIDDLE - SR HIGH SCHOOL SITE
SECTION 11 AREA 1
OPEN SPACE LOTS 1 & 2
COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE FORTY-FIVE-A-III
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: AS SHOWN SHEET 1 OF 4 JUNE 5, 2014

AMENDED FINAL DEVELOPMENT PLAN CRITERIA -- PHASE 45-A-III
MIDDLE-SR HIGH SCHOOL SITE
VILLAGE OF WILDE LAKE, SECTION 11, AREA 1

1. PUBLIC STREETS AND ROADS - SECTION 125.0.C.3.b:
"To be shown on subdivision plats if required by the Howard County Planning Board."
2. PUBLIC RIGHTS-OF-WAY - SECTION 125.0.C.3.b:
"To be shown on subdivision plats if required by the Howard County Planning Board."
3. MAJOR UTILITY RIGHTS-OF-WAY - SECTION 125.0.C.3.b:
"To be shown on subdivision plats if required by the Howard County Planning Board."
4. DRAINAGE FACILITIES - SECTION 125.0.C.3.b:
"To be shown on subdivision plats if required by the Howard County Planning Board."
5. RECREATIONAL, SCHOOL, PARK, AND OTHER PUBLIC OR COMMUNITY USES - SECTION 125.0.C.3.c:
"To be shown on Final Development Plan if required by the Howard County Planning Board."
6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - SECTION 125.0.C.3.d(1):

The term "structure", as used in this Amended Final Development Plan Phase does include walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing not exceeding 6' height, or other similar minor structures upon which no restriction as to location is imposed. Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Planning Board. Fence constructed on any lot within this Amended Final Development Plan, if located within setback areas adjacent to public streets, roads, or highways upon which construction of structures is prohibited, shall not exceed three (3) feet in height if solid or closed nor five (5) feet in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

OPEN SPACE LAND USE AREAS

No structure within Open Space Land Use Areas shall be located within thirty (30) feet of the right-of-way of any public street, road, or highway or within twenty-five (25) feet of any property line, except, however, that structures may be constructed at any location upon lots devoted to Open Space Land Use, provided such construction is in accordance with a site development plan approved by the Howard County Planning Board. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

7. PERMITTED USES - SECTION 125.0.C.3.d(2):

SCHOOL SITES OPEN SPACE LAND USE AREAS

Lot 1 shall be used as a public school and as parking to support an adjacent new town employment center commercial zone site. In computing the amount of land devoted to the open space land use under the requirements of Section 125.0.A.8 of the Howard County Zoning Regulations, only 87.5% of the area of Lot 1 shall be evaluated as Open Space Land Use in computing the minimum area required by Section 125.0.A.8.

GREENBELT OPEN SPACE LAND USE AREAS

Lot 2 is to be used for all Open Space Land uses including, but not limited to pedestrian and bicycle pathways. This lot may be used for drainage and utility easements if necessary.

8. HEIGHT LIMITATIONS - SECTION 125.0.C.3.d(3):

OPEN SPACE LAND USE AREAS

No height limitation is imposed upon structures constructed within Open Space Land Use Areas, provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

9. PARKING REQUIREMENTS - SECTION 125.0.C.3.d(3):

OPEN SPACE LAND USE AREAS

No parking requirements are imposed upon any of the land within this Amended Final Development Plan Phase devoted to open space uses. In the event structures are proposed for construction on any portion of such land, parking requirements therefor may be imposed by the Howard County Planning Board at the time a site development plan is submitted for approval.

10. SETBACK PROVISIONS - SECTION 125.0.C.3.d(3):

GENERALLY:

- (a) Setbacks shall conform to the requirements of Section 6 above.
(b) No other setback restrictions are imposed upon land within this Amended Final Development Plan Phase.

11. MINIMUM LOT SIZES - SECTION 125.0.C.3.d(3):

As shown on subdivision plat.

12. COVERAGE REQUIREMENTS - SECTION 125.0.C.3.d(3):

OPEN SPACE LAND USE

No more than 10 percent of the land within this Amended Final Development Plan Phase devoted to Open Space Uses shall, in the aggregate, be covered by buildings or major structures except in accordance with a site development plan as approved by the Howard County Planning Board.

TABULATION OF LAND USE IN ACRES

Land Use	Total Acreage
Open Space	
Credited	44.771
Non-Credited	7.529 (0.484 AC. OF NON-CREDITED OPEN SPACE IS BEING USED FOR PARKING ON PARCEL-27 RECORDED AS PLAT NO.16347)
	52.300

OWNER

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HARRIET TUBMAN BUILDING
8045 HARRIET TUBMAN LANE
COLUMBIA, MARYLAND 21044-3456

PETITIONER

HOWARD HUGHES CORP.
10221 WINCOPIN CIRCLE
SUITE 300
COLUMBIA, MARYLAND 21044-3456

RECORDED AS PLAT NUMBER _____
ON _____ AMONG THE
LAND RECORDS OF HOWARD COUNTY, MARYLAND

NOTE:

THIS AMENDED PLAT IS INTENDED TO SUPERCEDE SHEET 2 OF 4 OF AMENDED FINAL DEVELOPMENT PLAN PHASE FORTY-FIVE-A-II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT NO. 16319 ON NOVEMBER 14, 2003.

HOWARD COUNTY PLANNING BOARD

H.C.P.B. Executive Secretary

Date

H.C.P.B. Chairman

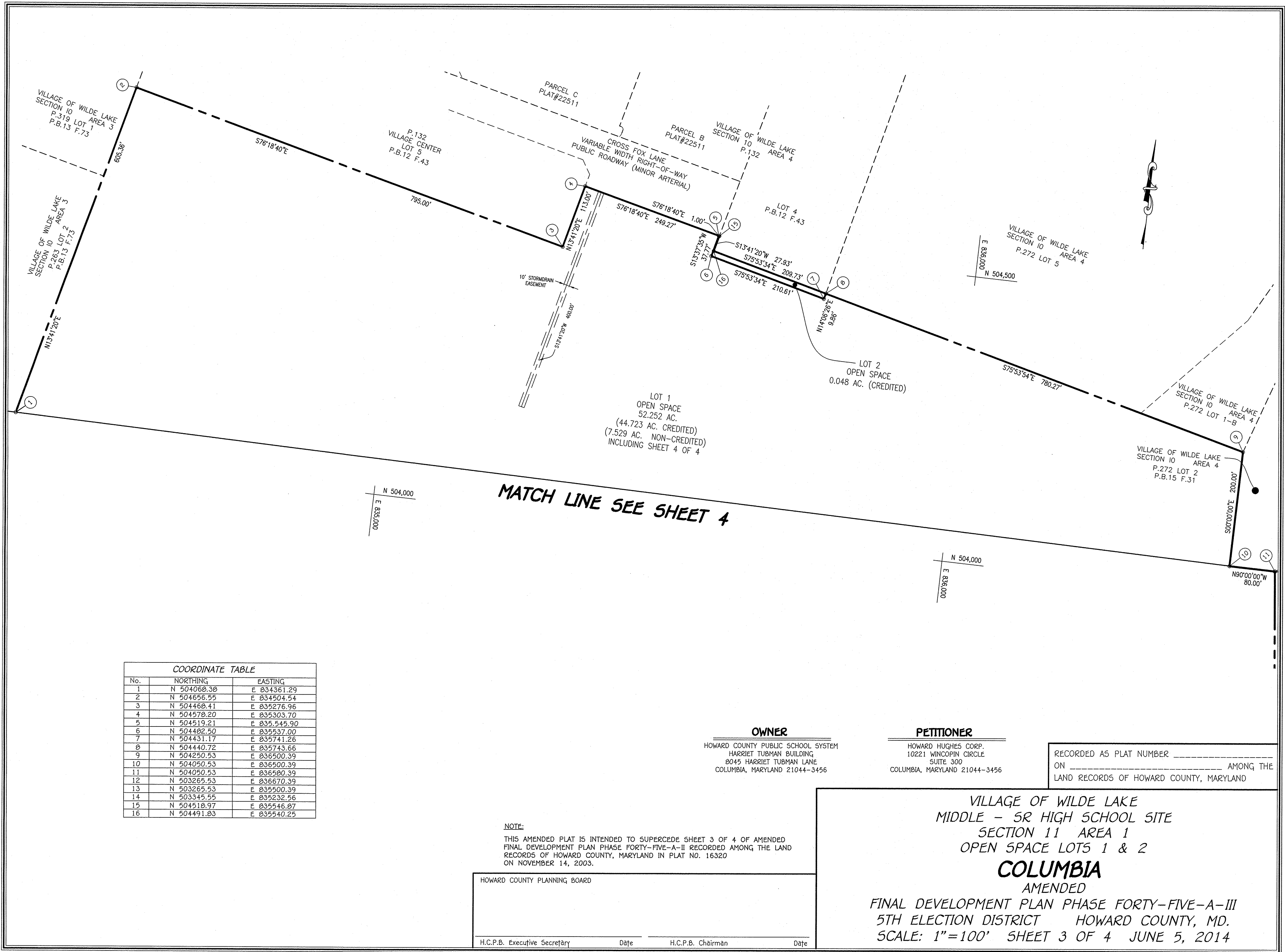
Date

VILLAGE OF WILDE LAKE
MIDDLE - SR HIGH SCHOOL SITE
SECTION 11 AREA 1
OPEN SPACE LOTS 1 & 2

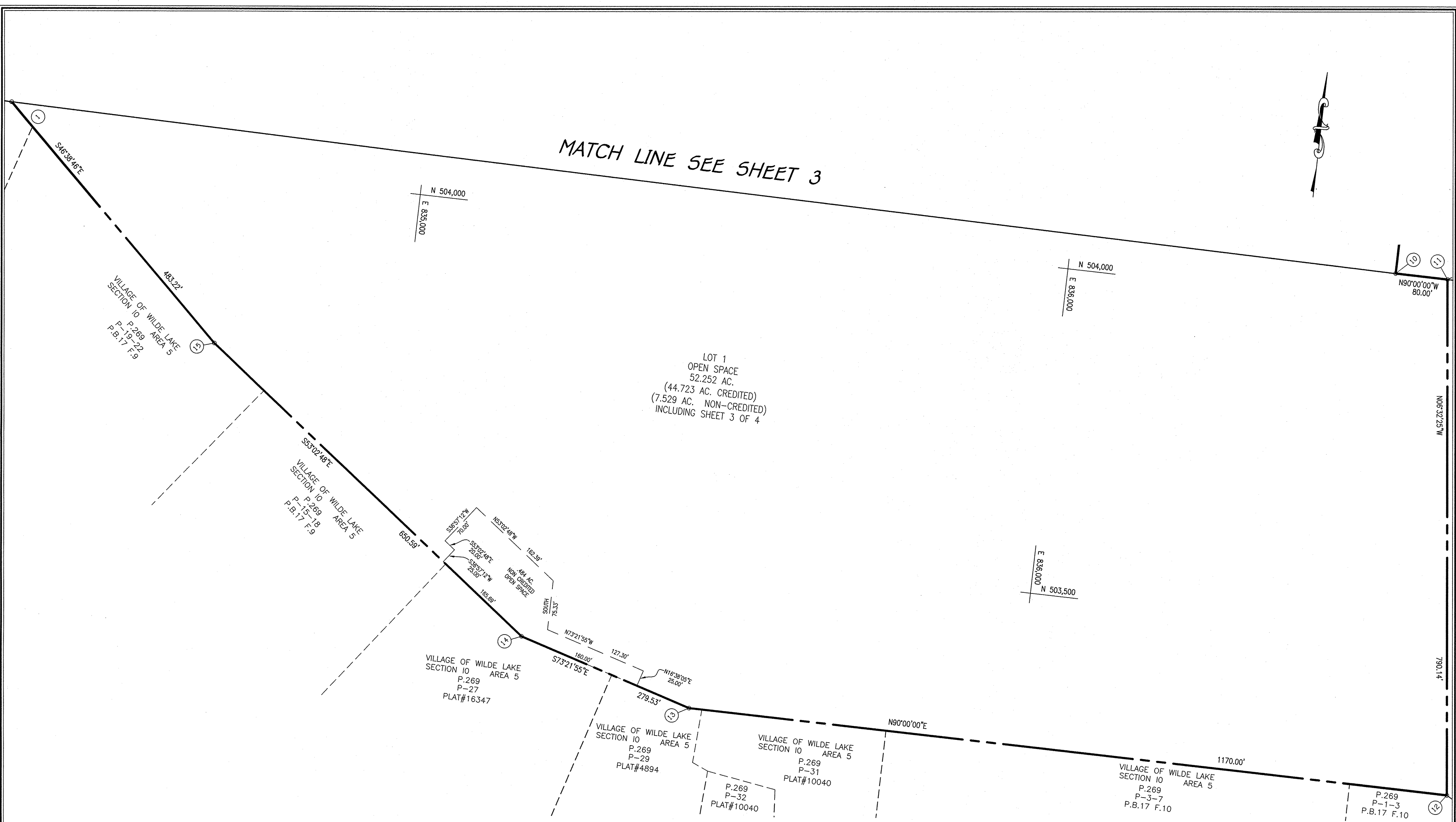
COLUMBIA

AMENDED

FINAL DEVELOPMENT PLAN PHASE FORTY-FIVE-A-III
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: AS SHOWN SHEET 2 OF 4 JUNE 5, 2014



MATCH LINE SEE SHEET 3



LOT 1
OPEN SPACE
52.252 AC.
(44.723 AC. CREDITED)
(7.529 AC. NON-CREDITED)
INCLUDING SHEET 3 OF 4

VILLAGE OF WILDE LAKE
SECTION 10
P.269
P.15-18
P.B.17 F.9
PLAT#16347

VILLAGE OF WILDE LAKE
SECTION 10
P.269
P.29
PLAT#4894

VILLAGE OF WILDE LAKE
SECTION 10
P.269
P.31
PLAT#10040

VILLAGE OF WILDE LAKE
SECTION 10
P.269
P.3-7
P.B.17 F.10

P.269
P.1-3
P.B.17 F.10

OWNER
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RECORDED AS PLAT NUMBER _____
ON _____ AMONG THE
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NOTE:
THIS AMENDED PLAT IS INTENDED TO SUPERCEDE SHEET 4 OF 4 OF AMENDED
FINAL DEVELOPMENT PLAN PHASE FORTY-FIVE-A-II RECORDED AMONG THE LAND
RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT NO. 16320
ON NOVEMBER 14, 2003.

HOWARD COUNTY PLANNING BOARD	
H.C.P.B. Executive Secretary	Date
H.C.P.B. Chairman	Date

VILLAGE OF WILDE LAKE
MIDDLE - SR HIGH SCHOOL SITE
SECTION 11 AREA 1
OPEN SPACE LOTS 1 & 2
COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE FORTY-FIVE-A-III
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1"=100' SHEET 4 OF 4 JUNE 5, 2014